

## **INTRODUCTION**

### **BACKGROUND**

In July of 2003, the El Paso Water Utilities – Public Service Board (EPWU-PSB) retained the consultant team comprised of the Parkhill, Smith & Cooper, Inc., Moreno-Cardenas, Inc., and Consensus Planning, Inc. to develop a master plan for development of approximately 1,850-acres of EPWU-PSB owned property located in northwest El Paso. Master plan development occurred in three phases. These phases and their products included:

**Existing Conditions & Site Analysis** – Between July and September 2003, the project team assessed existing conditions and plans as they related to the sites and surrounding areas, met with public and governing agencies with an interest in the sites, and solicited input for public and private stakeholders, including environmental groups, business groups, city agencies, and public service entities. The purpose of this work was to develop a firm foundation for putting together alternative plans for development of the sites. The product of the work was submitted in September 2003 as an Existing Conditions and Site Analysis Technical Memorandum.

**Alternatives Analysis** – Between October 2003 and June 2004, the project team identified, developed and assessed alternative land development concepts for the planning area. Four concept plans were initially identified and developed. These concept plans were reviewed with project stakeholders, City and EPWU planning staff, and other city agencies and public agencies. As a result of stakeholder input the number of concept plans developed was expanded to seven. A preferred alternative was identified and recommended to the Public Service Board for approval. The product of this work was completed in August 2004 as a Site Development Alternatives Technical Memorandum.

**Master Plan** – This master plan report further refines and develops the preferred alternative. It addresses development phasing, infrastructure timing, implementation issues, and costs for major infrastructure. The contents and scope of the master plan are further delineated in this section.

### **STUDY AREA LOCATION & DESCRIPTION**

The land planning area is located on the west side of the Franklin Mountains, as shown in Figure 1.1. Trans-Mountain Road bisects the property in an east-west direction, with approximately 1/3 of the property located north of this major thoroughfare and approximately 2/3 of the property located to the south. The study area is bounded to the east by the Franklin Mountain State Park, with approximately 25% of the acreage contained in the Planned Mountain Development District.

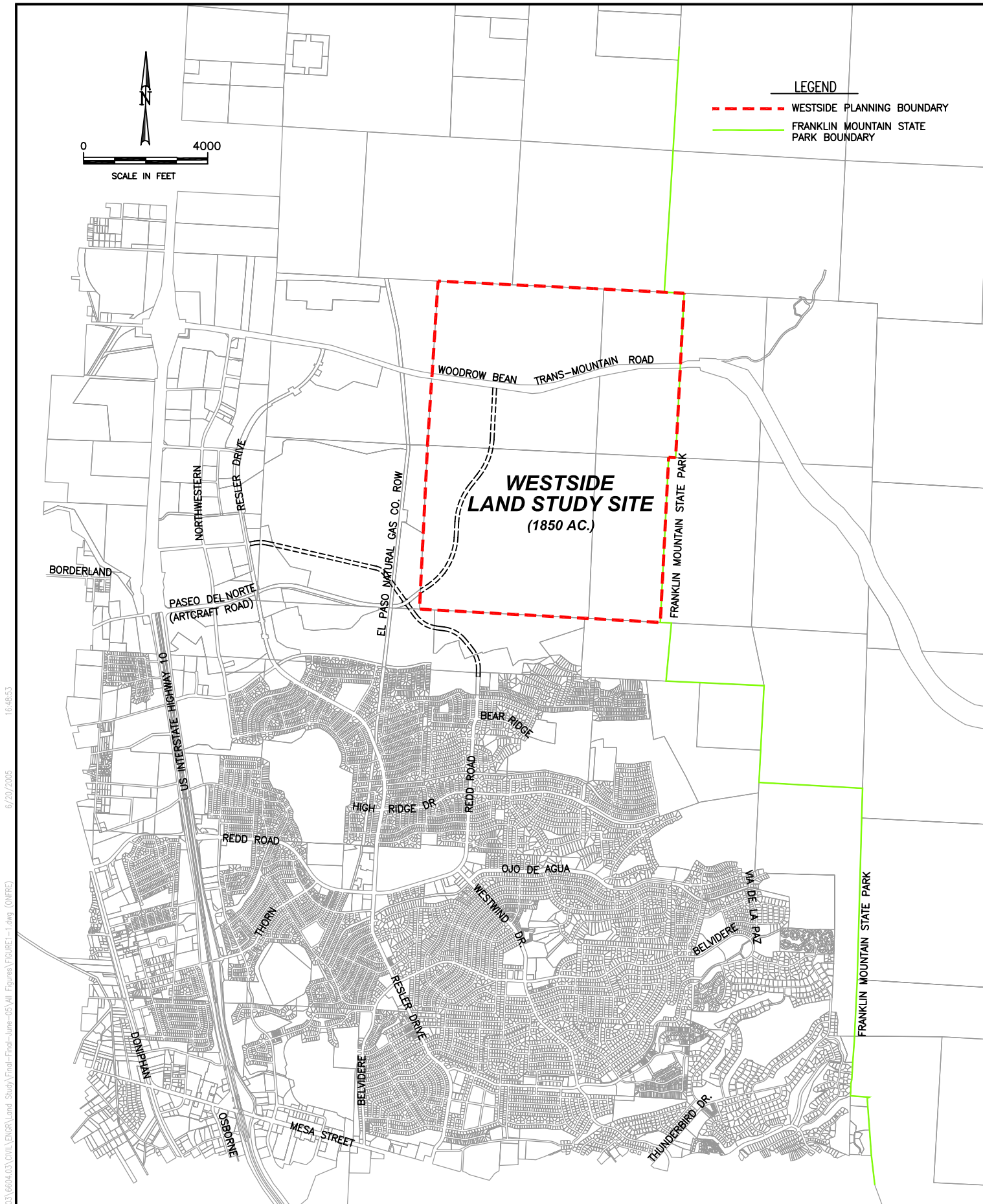
Currently strong growth for the City is occurring in the areas south and west of the site, as evidenced by the current land use submitted on the Ranchos Las Lomas subdivision which

borders the south and west sides of this property. It is believed that the Master Plan site will significantly develop over the next 10 to 15 years. Master Planning of the site area is an important step in preparing this property for development which meets the strategic goals of the PSB and the City of El Paso.

## **PURPOSE AND INTENT OF THE MASTER PLAN**

The master plan is intended to establish a frame work for development of the property. The overall goal of the plan is to promote development that results in efficient provision of services, creates compatibility between land uses, provides for a sustainable environment, and enhances the quality-of-life for future Westside residents. Objectives of the plan are to:

- Provide for a higher quality of development rather than a piecemeal and scattered pattern of development evident in other parts of the City of El Paso.
- Provide for varying densities and flexibility in the types of housing products.
- Provide a framework for development of the Westside property that is easy for the City of El Paso to administer and is predictable in its outcome through the use of the land use plan and accompanying design standards.
- Plan infrastructure and utility development to protect the Planned Mountain Development District.
- Provide development that respects the natural environment wherever possible, principally by providing significant areas of open space and leaving the arroyos in their natural state.
- Establish a phasing plan for the overall development of the property and provide land for appropriate public facilities.
- Provide a transportation system that is efficient and facilitates easy access to each part of the development, commercial/employment areas, Franklin Mountains State Park, and Interstate 10.
- Determine service needs for the development of the property.
- Provide a development that creates a sense of community within the development through transportation connections, trails, pedestrian opportunities, access to community facilities, and parks.



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**FIGURE 1.1**

**LOCATION MAP**



## **MASTER PLAN REPORT ORGANIZATION**

The organization of this report is described as follows.

**Section 2: Existing Land Use** – Section 2 addresses the existing conditions of the study area such as existing land uses; existing zoning; and site dimensions.

**Section 3: Land Use Plan** – Section 3 presents the proposed land development plan including proposed density and population and proposed zoning.

**Section 4: Drainage** – Section 4 describes existing site drainage conditions and presents proposed drainage improvements.

**Section 5: Transportation Network & Traffic Impact Study** – Section 5 presents the proposed traffic circulation plan / layout and the traffic impact study for the proposed development.

**Section 6: Water, Sewer, and Reclaimed Water** – Section 6 describes existing and planned water, sewer, and reclaimed water facilities that will serve the planning area.

**Section 7: Phasing and Implementation Plan** – Section 7 presents the phasing plan for development of the master planning area and discusses issues and considerations associated with the implementation of the master plan.

**Section 8: Infrastructure Phasing and Cost** – Section 8 discusses timing and costs associated with the development of major infrastructure needed to support implementation of the master plan.